

KNOW ALL MEN BY THESE PRESENTS

THAT I, Frederick G. Berard, Jr., of Waterville, County of Kennebec and State of Maine,

009220

In consideration of one dollar and other valuable considerations

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paid by the Bankruptcy Estate of Jerome Berard, Debtor in the Chapter 7 matter pending in the U.S. Bankruptcy Court, District of Maine, Case No. 93-10684, the receipt whereof It does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Bankruptcy Estate of Jerome Berard, It's heirs and assigns forever, all right, title and interest in and to:

A certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Commencing in the easterly line of Water Street at the northwesterly corner of land formerly of Charles Landry; thence running easterly on the north line of land formerly of Charles Landry about one hundred seventy-five (175) feet to a point fifteen (15) feet from the low water mark of Kennebec River; thence northerly forty-five (45) feet to a stake; thence westerly about one hundred seventy-five (175) feet to the easterly line of Water Street; thence southerly on said easterly line of Water Street forty-five (45) feet to the point begun at. Also a right of way over a strip of land forty-five (45) feet wide immediately in the rear and easterly of the above described premises, extending from said premises to the low water mark of the Kennebec River.

Also another lot or parcel of land situated in said Waterville, and bounded and described as follows, to wit:

Commencing on the east side of Water Street at the northwest corner of the above described lot; thence easterly along the northerly line of said lot to the northeast corner thereof;

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thence northerly ten (10) feet to a stake; thence westerly to Water Street; thence southerly on the easterly line of Water Street ten (10) feet to the point begun at.

Also another lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at a granite monument in the easterly line of Water Street on the southwesterly corner of land belonging to Frank Pelletier; thence S 55 degrees 36 minutes E one hundred sixty-three and four tenths (163.4) feet to a granite monument in the southeasterly corner of said Pelletier's land and in the middle of the water course between the mainland and Healey Island; thence S 25 degrees 43 minutes W fifty-seven and seven tenths (57.7) feet to a granite monument in the middle of said water course and in the northeasterly corner of a lot now belonging to Palmyre Rodrigue; thence N 57 degrees 48 minutes W one hundred ninety and eight tenths (190.8) feet to a granite monument in the easterly line of Water Street and in the northwesterly corner of said Rodrigue's land; thence N 50 degrees 45 minutes E along the easterly line of Water Street sixty-seven (67) feet to the point of beginning.

This conveyance is made subject to an easement given by said Palmyre Rodrigue to the Waterville Sewerage District dated June 9, 1959 and recorded in the Kennebec Registry of Deeds Book 1153, Page 397, to which reference is made for a more particular description.

Being the same premises conveyed from Francis J. Berard and Frederick G. Berard to Frederick G. Berard, Jr. and Jerome Berard recorded in Kennebec Registry of Deeds Book 2350, Page 35.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to it, the said Bankruptcy Estate of Jerome Berard, it's heirs and assigns forever.

IN WITNESS WHEREOF I, the said Frederick G. Berard, Jr., Grantor, relinquishing and conveying any rights by descent and

all other rights in the above-described premises, have hereunto
 set my hand and seal this day of February, in the year of
 Our Lord one thousand nine hundred and ninety four.

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SIGNED, SEALED AND DELIVERED
 in the presence of

.. *Diana L. Webb*

.. *Frederick G. Berard Jr.*
 Frederick G. Berard, Jr.

STATE OF

, ss

Dated:



Personally appeared before me the above-named Frederick G.
 Berard, Jr. and acknowledged the foregoing instrument to be his
 free act and deed.

..... *Joan Ben*
 Notary Public
~~Attorney-at-Law~~

JOAN BEN
 NOTARY PUBLIC, MAINE
 MY COMMISSION EXPIRES FEBRUARY 2, 1995

RECEIVED KENNEBEC SS.

94 APR 19 AM 9:00

ATTEST: *Theresa Ruth Moore*
 REGISTER OF DEEDS